



## Forest Court, Snaresbrook

Offers In Excess Of £475,000 Leasehold - Share of Freehold

- First floor apartment
- Spacious, refurbished kitchen
- Large lounge/diner with log burner
- Communal parking
- 0.7 Miles to Snaresbrook Station
- Two double bedrooms
- Generous bathroom
- Surrounded by beautiful communal gardens
- Quiet cul-de-sac
- Chain free

*Set within the elegant, 1930's, Forest Court development just off of Forest Approach, this immaculately presented two double bedroom, first-floor apartment offers the perfect blend of charm, space and location.*

Tucked away and enjoying a particularly peaceful position at the rear of the development, this stunning apartment benefits from additional side windows; a rarely available feature that floods the principal bedroom and reception with natural light.

The development itself is beautifully maintained and set amongst expansive communal gardens, complete with mature oak trees, manicured lawns, vibrant planting, and inviting seating areas under trellised archways. A true oasis on the edge of Epping Forest, this wonderfully tranquil outlook is still well connected to local amenities as it's just a short, picturesque walk (approx. 0.7 miles) along Eagle Pond brings you to Snaresbrook Central Line Station, with the shops, cafés and restaurants of Wanstead Village close by – ideal for weekend brunch or a relaxed evening out.

Internally, the apartment is equally impressive. A spacious, square hallway with excellent built-in storage and a stylish school-style radiator sets the scene. The generous reception room features a large bay window, original picture rails, crisp white walls and a working log burner with a tiled hearth perfect for creating a cosy, homely feel.

There are two well-sized double bedrooms, including a principal room with tranquil, elevated views over the forest and a second bedroom benefitting from bespoke fitted wardrobes.

The recently refurbished kitchen is a real standout; contemporary and practical in equal measure, with sleek white cabinetry, contrasting black-grouted metro tiles, ample worktop space and quality finishes throughout.

Completing the accommodation is a smart, fully tiled modern bathroom with over-bath shower and a heated towel rail. This property is offered to market chain free.

Service Charge: £2580

Ground Rent: N/A

EPC Rating: E53

Council Tax Band: C

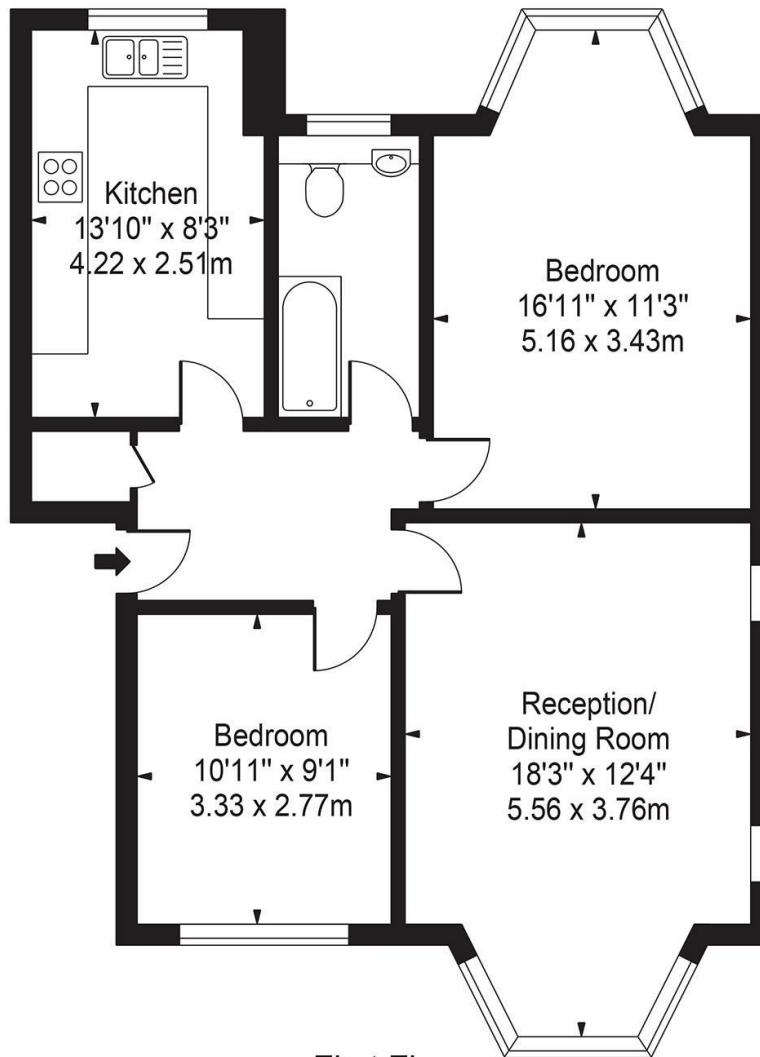
Lease Information: 999 years from 24th June 2007 (980 years currently remain)

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

## Reception Room

18'3" x 12'4"

Approx. Gross Internal Area 754 sq ft / 70.1 sq m



## First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.